



BROWN & CO

57 DODDINGTON ROAD



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Wimblington | March | PE15 0RD

A sympathetically extended and well appointed four bedroom detached late Edwardian residence offering versatile accommodation, set within established grounds of approximately 1.55 acres with a range of outbuildings.

Property Highlights

Sympathetically extended and improved Edwardian residence - High specification accommodation - Generous plot of 1.55 acres - Development potential (STPP) - Versatile living offering optional ground floor bedroom - Gated access to large gravel parking area - Solar panel system with 4.5kW array and 9kWh battery storage and electric car charging point

House

Ground Floor: Entrance Hallway - Family room/ bedroom four - Living room - Kitchen diner/day room - Utility room - Guest cloakroom
First Floor: Landing - Principal Bedroom - En-suite shower room - Bedroom two - Bedroom three - Family bathroom

Total: 1601 sq. ft. (149 sq. m)





DETAILED DESCRIPTION

An exciting opportunity to acquire a four bedroom detached family home, conveniently located for nearby amenities and occupying a sought after position within this popular residential area. The well planned charming four bedroom detached late Edwardian residence which has been sympathetically extended and updated to create a substantial and versatile home. The accommodation now extends to approximately 1601sq. ft., arranged over two floors, and offers well balanced living space with the flexibility for ground floor living if required. Furthermore, the property is complemented by a useful range of outbuildings, offering excellent ancillary space suitable for storage, workshop, or lifestyle uses. The grounds extend to include well established gardens together with additional land, providing valuable amenity space and potential for a variety of uses, subject to the necessary consents (*further details provided under agent's note).

LOCATION

Doddington Road is situated within the well established Fenland village of Wimblington, located approximately 5 miles from Chatteris, around 3 miles from March, and approximately 25 miles north of Cambridge. The village offers a convenient and well connected setting, combining rural surroundings with access to a range of everyday amenities.

Wimblington itself provides a selection of local facilities, including a village shop, public house, petrol station, hair salon, launderette, and a GP surgery, supporting day-to-day living. Further amenities, including supermarkets, retail outlets, and leisure facilities, are available in nearby Chatteris and March. Doddington Hospital, located approximately 2 miles away, provides additional healthcare services.

Transport connectivity is a key feature of the location. The property benefits from convenient access to the A141 and A142, linking to the A47 and A10, facilitating travel to Cambridge, Ely, Peterborough, and the wider region. Mainline rail services are available from nearby March and Manea stations, offering regular connections to Cambridge and London King's Cross, making the area suitable for commuters.

The surrounding area is characterised by open Fenland countryside, with a number of notable nearby nature reserves, including RSPB Ouse Washes, Lattersey Nature Reserve, and Rings End Nature Reserve, all providing excellent opportunities for walking, cycling, and outdoor recreation.

Educational provision is well catered for. Thomas Eaton Primary Academy serves Wimblington, with additional primary provision available in neighbouring Doddington. Secondary education is provided by Cromwell Community College in Chatteris and Neale Wade Academy in March, both of which offer transport links. A range of independent schooling options is also available in the wider area, including Wisbech Grammar School, which provides education from early years through to sixth form.





ACCOMMODATION
GROUND FLOOR

ENTRANCE HALL

With entrance door, stairs to the first floor, wood effect flooring, doors to

FAMILY ROOM/BEDROOM FOUR

With window to the front and side aspect, wood burning stove with stone hearth and wooden mantle over, fitted storage cupboard, wood effect flooring

LIVING ROOM

With window to the front and side aspect, wood effect flooring, under stairs storage cupboard, door to

KITCHEN DINER/DAY ROOM

With windows to the side and rear aspect, large lantern roof light over dining and sitting area, bespoke fitted kitchen with range of matching eye and base level units, quartz counter with under mounted double butler sink, island with breakfast bar with inset induction hob with flush extractor hood over, and pop up socket and speaker unit, integrated appliances include chest level oven with separate microwave over and dishwasher, space for American style fridge freezer, tiled floor, French doors opening to the patio area, door to

UTILITY ROOM

With window to the side aspect, range of eye and base level units, counter with inset sink and drainer with mixer tap over, space for appliances including washing machine and tumble dryer, part tiled walls, tiled floor, door to

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, vanity unit with inset basin and chrome mixer tap over, part tiled walls, chrome heated towel rail, tiled floor







FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM

With window to the front and side aspect, door to

EN-SUITE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap over and glass and chrome shower enclosure with sliding doors, chrome heated towel rail, tiled walls, tiled floor

BEDROOM TWO

With window to the front and side aspect, integral wardrobe

BEDROOM THREE

With window to the rear aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap over, panelled bath with chrome mixer tap over and shower enclosure with glass and chrome door, chrome heated towel rail, tiled floor, tiled walls

OUTSIDE

The property is approached via a mature hedgerow frontage, with a pedestrian gate opening onto a gravel pathway leading to the entrance door, complemented by an attractive lawned garden. A gravel driveway provides access to an electric gate, beyond which lies an enclosed gravelled parking area and a brick built workshop/gym. The parking area adjoins the principal gardens, which enjoy a desirable southerly aspect and incorporate a large patio terrace extending across the rear of the property. The gardens are predominantly laid to lawn and are complemented by a selection of well stocked flower beds, mature shrubs, and an established tree.

Beyond the principal garden, a post and rail gate provides access to an adjoining meadow extending to approximately 1.3 acres. This substantial parcel offers a rare and valuable addition, providing excellent amenity space and potential for a variety of uses, including lifestyle, recreational, or equestrian purposes. The grounds are further complemented by a vegetable garden with greenhouse, a large storage shed and a range of established planting.





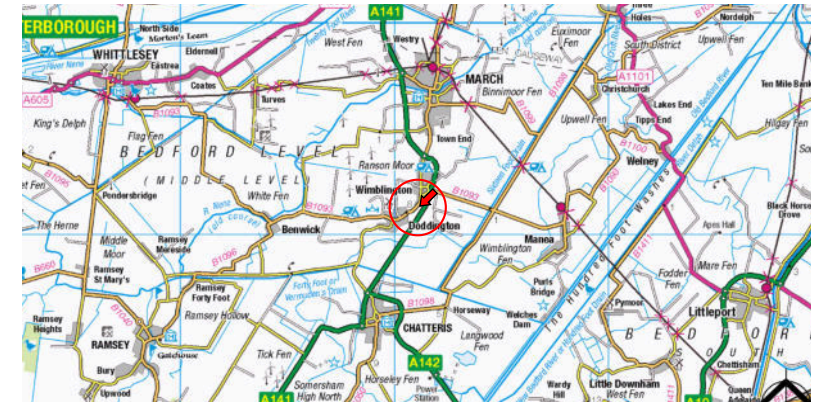
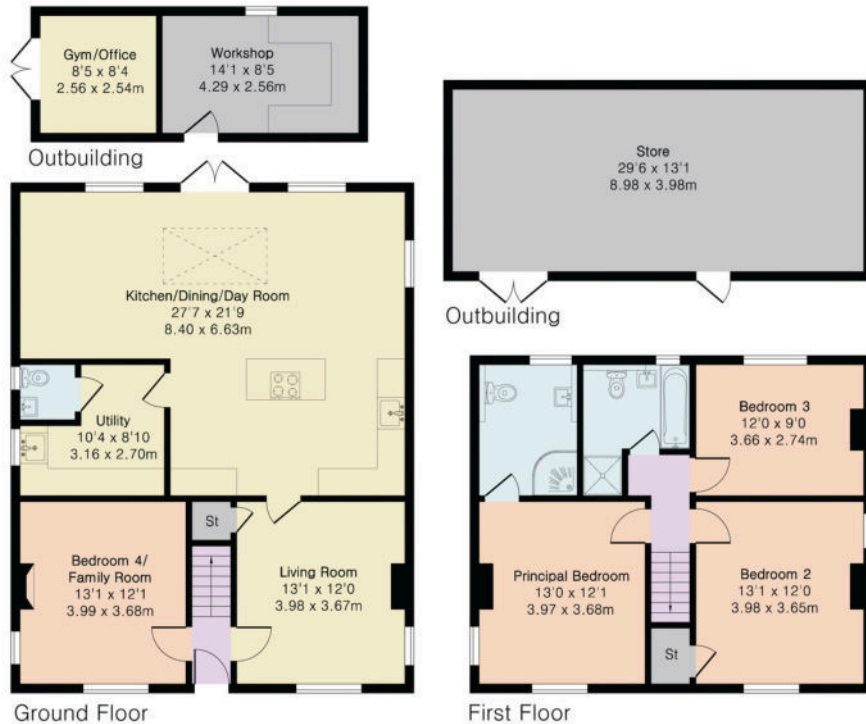


**Approximate Gross Internal Area 1601 sq ft - 149 sq m
(Excluding Outbuilding)**

Ground Floor Area 971 sq ft – 90 sq m

First Floor Area 630 sq ft – 59 sq m

Outbuilding 576 sq ft – 54 sq m



Tenure: Freehold

Services: Mains electricity, gas, water and drainage, with central heating

Council Tax Band: C

EPC: C

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB393581. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Agents Note: The adjoining meadow extends to approximately 1.3 acres and forms a significant and valuable addition to the property. The land may offer potential for a variety of future uses, including possible development, subject to obtaining the necessary planning consents. Prospective purchasers are advised that the site lies within a development supported village context, and initial discussions suggest there may be scope to explore options such as a Permission in Principle application or promotion through the emerging Local Plan process. However, no formal applications have been submitted, and interested parties should make and rely upon their own enquiries.

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